

# HOUSE BILL 719

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11r2581  
CF SB 606

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By: **Delegates McIntosh, Beidle, Bobo, Cane, Carr, Frush, Hucker, Luedtke, Niemann, S. Robinson, Stein, and Weir**  
Introduced and read first time: February 10, 2011  
Assigned to: Environmental Matters

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## A BILL ENTITLED

1 AN ACT concerning

2 **Residential Property Sales – Disclosure of Utility Consumption**

3 FOR the purpose of requiring a vendor of certain single family residential property to  
4 provide prospective purchasers with certain utility information; requiring a  
5 vendor to update certain information at certain intervals; requiring a vendor to  
6 provide certain information for the period of time the vendor occupied the  
7 residential property; providing for the application of this Act; and generally  
8 relating to disclosure of utility consumption prior to the sale of single family  
9 residential property.

10 BY repealing and reenacting, without amendments,  
11 Article – Real Property  
12 Section 1–101(l) and (n)  
13 Annotated Code of Maryland  
14 (2010 Replacement Volume and 2010 Supplement)

15 BY adding to  
16 Article – Real Property  
17 Section 10–702.1  
18 Annotated Code of Maryland  
19 (2010 Replacement Volume and 2010 Supplement)

20 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF  
21 MARYLAND, That the Laws of Maryland read as follows:

22 **Article – Real Property**

23 1–101.

24 (l) “Purchaser” has the same meaning as buyer or vendee.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.  
[Brackets] indicate matter deleted from existing law.



1 (n) "Vendor" has the same meaning as seller.

2 **10-702.1.**

3 (A) (1) THIS SECTION APPLIES ONLY TO SINGLE FAMILY  
4 RESIDENTIAL REAL PROPERTY IMPROVED BY FOUR OR FEWER SINGLE FAMILY  
5 UNITS.

6 (2) THIS SECTION DOES NOT APPLY TO THE INITIAL SALE OF  
7 SINGLE FAMILY RESIDENTIAL REAL PROPERTY THAT HAS NEVER BEEN  
8 OCCUPIED.

9 (B) AT THE TIME OF LISTING OR OTHERWISE ADVERTISING A SINGLE  
10 FAMILY RESIDENTIAL PROPERTY FOR SALE, A VENDOR SHALL PROVIDE TO  
11 PROSPECTIVE PURCHASERS COPIES OF ELECTRIC, GAS, AND HOME HEATING  
12 OIL BILLS OR COST AND USAGE HISTORY FOR THE RESIDENTIAL PROPERTY FOR  
13 THE 12-MONTH PERIOD IMMEDIATELY BEFORE THE DATE OF LISTING.

14 (C) A VENDOR SHALL UPDATE THE UTILITY INFORMATION EVERY 6  
15 MONTHS DURING THE PERIOD THAT THE RESIDENTIAL PROPERTY IS LISTED OR  
16 OTHERWISE ADVERTISED FOR SALE.

17 (D) IF THE VENDOR DID NOT OCCUPY THE RESIDENTIAL PROPERTY FOR  
18 THE FULL 12-MONTH PERIOD BEFORE THE DATE OF THE SALE, THE VENDOR  
19 SHALL PROVIDE THE INFORMATION REQUIRED UNDER SUBSECTIONS (B) AND  
20 (C) OF THIS SECTION FOR THE PART OF THE 12-MONTH PERIOD THAT THE  
21 VENDOR OCCUPIED THE RESIDENTIAL PROPERTY.

22 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be  
23 construed to apply only prospectively and may not be applied or interpreted to have  
24 any effect on or application to any listing for the sale of single family residential  
25 property posted before the effective date of this Act.

26 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect  
27 October 1, 2011.